



**OFFICE OF THE ASSESSOR  
COUNTY OF LOS ANGELES**

320 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012-2770

(213) 974-3101

[assessor.lacounty.gov](http://assessor.lacounty.gov)

**JOHN R. NOGUEZ**  
ASSESSOR

May 24, 2012

TO: Supervisor Zev Yaroslavsky, Chairman  
Supervisor Gloria Molina  
Supervisor Mark Ridley-Thomas  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

FROM: John R. Noguez

SUBJECT: **2012 DECLINE-IN-VALUE PROCEDURES AND STATISTICS**

This notice is being distributed to inform you of the status of our annual decline-in-value assessments. We would also like to alert you to the mailing of value change notices, which may increase the number of public inquiries to your offices.

**Review of Decline-In-Value Assessments**

The Assessor is required by law to annually review the assessments on properties which have received value reductions below their Proposition 13 values as well as to enroll the lesser of the market value or Proposition 13 value on properties which have recently declined in value. The valuation date is January 1 of each year. In this case, the January 1, 2012 assessments will impact property taxes for the 2012-13 fiscal year.

This year's review is substantially complete resulting in value decreases on over 180,000 of the 497,000 properties that will ultimately be analyzed. Additionally, the review identified approximately 22,000 properties that will receive a partial or full restoration of their Proposition 13 value. The balance of the properties did not receive a value change as a result of this review.

Property owners will be notified of either a decrease, increase, or no change from the prior year by one of the attached "Notices of Review of Assessed Value". We have begun mailing out these notices and will continue through the end of June.

- **Notice of Assessed Value Change (Decrease)**

There are two versions of this notice, depending on whether the property had been granted a reduction in a prior year.

The notices showing decreases explain that the Assessor reviewed their property's value, and that the value will be reduced or further reduced for the upcoming tax year.

- **Notice of Assessed Value Change (Increase)**

There are two versions of this notice, depending on whether the property value has been partially or fully restored to the Proposition 13 value.

The notices showing increases explain that the Assessor's review of their property indicated that the value had increased above their previously granted decline-in-value assessment.

- **Notice of Review of Assessed Value (No Change in Value)**

There is only one version of this notice.

The notice informs property owners that the value of their property has been reviewed, and that the market value of the property has not decreased below its prior year value, and that no change will be made for the upcoming tax year.

All the notices provide information on how to contact us if the property owner disagrees with either the no-change decision, or the new value. They also explain the filing procedure for an administrative review with our office or for an assessment appeal if we are unable to reach an agreement.

Please contact me if you have any questions or your staff may contact my Acting Chief of Staff, George Renkei, or Special Assistant, Jeffrey Prang, at 974-3101.

JRN:GR:jc

Attachments

- c: William T Fujioka, Chief Executive Officer  
Sachi A. Hamai, Executive Officer, Board of Supervisors  
Mark J. Saladino, Treasurer and Tax Collector  
Wendy L. Watanabe, Auditor-Controller  
John Krattli, Acting County Counsel  
Board of Supervisors' Chief Deputies  
David Sommers, Acting Director, Public Affairs



COUNTY OF LOS ANGELES • OFFICE OF THE ASSESSOR

SEE REVERSE SIDE OF THIS FORM FOR ADDITIONAL INFORMATION

Si desea ayuda en Español, llame al número (213) 974-3211.

Mailing Date: May 21, 2012

NOT A TAX BILL  
SEND NO MONEY

DOE, JOHN AND JANE  
500 W. TEMPLE ST, RM 293  
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006  
REGION: B1  
CLUSTER: 01146  
SITUS ADDRESS:  
1234 MAIN ST  
LOS ANGELES, CA 90012-2770

NOTICE OF 2012 ASSESSED VALUE CHANGE

California Law provides for a **temporary** reduction in assessed values when the Proposition 13 value of a property exceeds the actual market value as of January 1. The property owner is entitled to the **lower** of two values: (1) the property's existing Proposition 13 value, which is typically the purchase price and/or the cost of new construction, annually adjusted for inflation not to exceed 2% per year, or (2) the property's market value as of January 1.

To determine the market value for the property referenced above as of January 1, 2012, the Assessor reviewed sales of comparable properties in your area. This review indicated that the market value of your property is less than its January 1, 2012, Proposition 13 value. Your **reduced** 2012 assessed value is displayed in the right hand column below. Your 2012-13 taxes will be based on this **temporary** reduction.

Next year, the Assessor will review the property's value for a 2013 decline-in-value to reflect the lower of its market value or Proposition 13 value as of January 1, 2013. The assessed value will never exceed its annually adjusted Proposition 13 value

	2012 PROPOSITION 13 VALUE	2012 ASSESSED VALUE
Land:	\$ 163,157	\$ 145,000
Improvements:	\$ 286,538	\$ 256,000
Total Real Property:	\$ 449,695	\$ 401,000
Exemption: HOMEOWNERS	\$ 7,000	\$ 7,000
Taxable Value:	\$ 442,695	\$ 394,000

For more information regarding decline-in-value reassessments, please visit the Assessor's website at <http://assessor.lacounty.gov> and review the information on the website before calling or visiting the Assessor's regional office noted below. The regional office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday.

Important Assessment Appeal Information

For information and instructions about filing a formal appeal with the Assessment Appeals Board, please see the back of this notice.

Assessor's regional office:

13800 Balboa Blvd. Sylmar, CA 91342  
(818) 833-6000

Website: [assessor.lacounty.gov](http://assessor.lacounty.gov) • Email: [helpdesk@assessor.lacounty.gov](mailto:helpdesk@assessor.lacounty.gov)



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500 W. TEMPLE ST, RM 293  
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006  
REGION: 06  
CLUSTER: 06498  
SITUS ADDRESS:  
1234 MAIN ST  
LOS ANGELES, CA 90012-2770

NOTICE OF 2012 ASSESSED VALUE CHANGE

California Law provides for a **temporary** reduction in assessed values when the Proposition 13 value of a property exceeds the actual market value as of January 1. The property owner is entitled to the **lower** of two values: (1) the property's existing Proposition 13 value, which is typically the purchase price and/or the cost of new construction, annually adjusted for inflation not to exceed 2% per year, or (2) the property's market value as of January 1.

Your property assessment was previously reduced to reflect the decline in its market value. Because of this temporary reduction, the Assessor was required to review the market value of your property as of January 1, 2012.

To determine the market value for the property referenced above as of January 1, 2012, the Assessor reviewed sales of comparable properties in your area. This review indicated that a further assessed value **reduction** is warranted. Your **reduced** 2012 assessed value is displayed in the right hand column below. Your 2012-13 taxes will be based on this **temporary** reduction.

Next year, the Assessor will review the property's value for a 2013 decline-in-value to reflect the lower of its market value or Proposition 13 value as of January 1, 2013. The assessed value will never exceed its annually adjusted Proposition 13 value.

	2012 PROPOSITION 13 VALUE	2011 ASSESSED VALUE	2012 ASSESSED VALUE
Land:	\$ 168,638	\$ 142,200	\$ 116,000
Improvements:	\$ 217,597	\$ 183,500	\$ 149,700
Total Real Property:	\$ 386,235	\$ 325,700	\$ 265,700
Exemption: HOMEOWNERS	\$ 7,000	\$ 7,000	\$ 7,000
Taxable Value:	\$ 379,235	\$ 318,700	\$ 258,700

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Important Assessment Appeal Information

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Assessor's regional office:  
1190 Durfee Ave. South El Monte, CA 91733  
(626) 258-6001



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DOE, JOHN AND JANE  
500 W. TEMPLE ST, RM 293  
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006  
REGION: 14  
CLUSTER: 14134  
SITUS ADDRESS:  
1234 MAIN ST  
LOS ANGELES, CA 90012-2770

NOTICE OF 2012 ASSESSED VALUE CHANGE

California Law provides for a **temporary** reduction in assessed values when the Proposition 13 value of a property exceeds the actual market value as of January 1. The property owner is entitled to the **lower** of two values: (1) the property's existing Proposition 13 value, which is typically the purchase price and/or the cost of new construction, annually adjusted for inflation not to exceed 2% per year, or (2) the property's market value as of January 1.

Your property assessment was previously reduced to reflect the decline in its market value. Because of this temporary reduction, the Assessor was required to review the market value of your property as of January 1, 2012.

To determine the market value for the property referenced above as of January 1, 2012, the Assessor reviewed sales of comparable properties in your area. This review indicated that the market value of your property has increased from last year's 2011 assessed value. The new assessed value for 2012 is displayed in the right hand column below. Your 2012-13 taxes will be based on this value. The 2012 Proposition 13 value is the maximum amount at which this property may currently be assessed.

	2012 PROPOSITION 13 VALUE	2011 ASSESSED VALUE	2012 ASSESSED VALUE
Land:	\$ 109,804	\$ 101,000	\$ 109,804
Improvements:	\$ 109,746	\$ 101,000	\$ 109,746
Total Real Property:	\$ 219,550	\$ 202,000	\$ 219,550
Exemption: HOMEOWNERS	\$ 7,000	\$ 7,000	\$ 7,000
Taxable Value:	\$ 212,550	\$ 195,000	\$ 212,550

For more information regarding decline-in-value reassessments, please visit the Assessor's website at <http://assessor.lacounty.gov> and review the information on the website before calling or visiting the Assessor's regional office noted below. The regional office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday.

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Assessor's regional office:

1401 E. Willow St. Signal Hill, CA 90755  
(562) 256-1701

Website: [assessor.lacounty.gov](http://assessor.lacounty.gov) • Email: [helpdesk@assessor.lacounty.gov](mailto:helpdesk@assessor.lacounty.gov)



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500 W. TEMPLE ST, RM 293  
LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006  
REGION: 04  
CLUSTER: 04195  
SITUS ADDRESS:  
1234 MAIN ST  
LOS ANGELES, CA 90012-2770

NOTICE OF 2012 ASSESSED VALUE CHANGE

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Your property assessment was previously reduced to reflect the decline in its market value. Because of this temporary reduction, the Assessor was required to review the market value of your property as of January 1, 2012.

To determine the market value for the property referenced above as of January 1, 2012, the Assessor reviewed sales of comparable properties in your area. This review indicated that the market value of your property has increased from last year's 2011 assessed value. The new assessed value for 2012 is displayed in the right hand column below. Your 2012-13 taxes will be based on this value.

Next year, the Assessor will review the property's value for a 2013 decline-in-value to reflect the lower of its market value or Proposition 13 value as of January 1, 2013. The assessed value will never exceed its annually adjusted Proposition 13 value.

	2012 PROPOSITION 13 VALUE	2011 ASSESSED VALUE	2012 ASSESSED VALUE
Land:	\$ 557,269	\$ 307,300	\$ 358,100
Improvements:	\$ 177,124	\$ 97,700	\$ 113,900
Total Real Property:	\$ 734,393	\$ 405,000	\$ 472,000
Exemption: HOMEOWNERS	\$ 7,000	\$ 7,000	\$ 7,000
Taxable Value:	\$ 727,393	\$ 398,000	\$ 465,000

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(626) 258-6001



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LOS ANGELES, CA 90012-2770

ASSESSOR'S ID NO: 2004-005-006  
REGION: 09  
CLUSTER: 09295  
SITUS ADDRESS:  
1234 MAIN ST  
LOS ANGELES, CA 90012-2770

NOTICE OF REVIEW OF 2012 ASSESSED VALUE

California Law provides for a **temporary** reduction in assessed values when the Proposition 13 value of a property exceeds the actual market value as of January 1. The property owner is entitled to the **lower** of two values: (1) the property's existing Proposition 13 value, which is typically the purchase price and/or the cost of new construction, annually adjusted for inflation not to exceed 2% per year, or (2) the property's market value as of January 1.

Your property assessment was previously reduced to reflect the decline in its market value. Because of this temporary reduction, the Assessor was required to review the market value of your property as of January 1, 2012.

To determine the market value for the property referenced above as of January 1, 2012, the Assessor reviewed sales of comparable properties in your area. This review indicated that the market value of your property has not decreased below last year's 2011 assessed value. Your 2012-13 taxes will be based on the 2012 assessed value displayed below.

Next year, the Assessor will review the property's value for a 2013 decline-in-value to reflect the lower of its market value or Proposition 13 value as of January 1, 2013. The assessed value will never exceed its annually adjusted Proposition 13 value.

	2012 PROPOSITION 13 VALUE	2011 ASSESSED VALUE	2012 ASSESSED VALUE
Land:	\$ 245,331	\$ 128,000	\$ 128,000
Improvements:	\$ 570,664	\$ 297,000	\$ 297,000
Total Real Property:	\$ 815,995	\$ 425,000	\$ 425,000
Exemption: HOMEOWNERS	\$ 7,000	\$ 7,000	\$ 7,000
Taxable Value:	\$ 808,995	\$ 418,000	\$ 418,000

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Assessor's regional office:

6120 Bristol Parkway Culver City, CA 90230  
(310) 665-5300

Website: [assessor.lacounty.gov](http://assessor.lacounty.gov) • Email: [helpdesk@assessor.lacounty.gov](mailto:helpdesk@assessor.lacounty.gov)